

1/11/07

#83

STAFF RECOMMENDS DENIAL

ORDINANCE NO.

1 **AN ORDINANCE GRANTING VARIANCES FOR PROPERTY LOCATED AT**
2 **5613 JOE SAYERS AVENUE FROM CERTAIN FLOODPLAIN REGULATIONS**
3 **PRESCRIBED BY THE CITY CODE FOR CONSTRUCTION OF A DUPLEX IN**
4 **THE 25 AND 100-YEAR FLOODPLAIN, AND PROVIDING AN EXPIRATION**
5 **DATE FOR THE VARIANCES.**

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7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

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9 **PART 1.** This ordinance applies to the construction of a 4,723 square foot duplex
10 located at 5613 Joe Sayers Avenue within the 25 and 100-year floodplain subject to
11 Building Permit Application No. BP-05-9457R.

12 **PART 2.** Council has considered the factors for granting a variance from floodplain
13 regulations prescribed by City Code Section 25-12-3, Building Code Appendix G,
14 Section G105.7 (*Conditions for Issuance*). Council finds that the variance granted by this
15 ordinance is the minimum necessary to afford relief, is based on good and sufficient
16 cause, and failure to grant the variance would result in exceptional hardship. Council
17 further finds that the variance granted in this ordinance will not result in increased flood
18 heights, additional threats to public safety, or extraordinary public expense, or create a
19 nuisance, cause fraud on or victimization of the public, or conflict with existing local
20 laws or ordinances.

21 **PART 3.** A variance is granted from:

- 22 (A) the restriction on construction in the 25 and 100-year floodplains prescribed
23 by City Code Section 25-7-92 (*Encroachment On Floodplain Prohibited*);
- 24 (B) the easement requirements in City Code Section 25-7-152 (*Dedication of*
25 *Easements and Rights-of-Way*) to exclude the house and addition from the
26 requirement to dedicate an easement to the limits of the 100-year floodplain;
- 27 (C) the prohibition against placing an obstruction in a waterway prescribed by
28 City Code Section 25-7-2, (*Obstruction of Waterways Prohibited*).
- 29 (D) the requirement that normal access to the building be by direct connection
30 with an area at least one foot above the design flood elevation prescribed by
31 City Code Section 25-12-3, Building Code Section 1612.4.3 (*Means of*
32 *Egress*).

